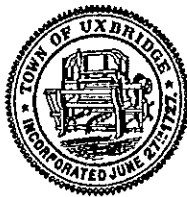


Joseph Leonardo, Chair
James Smith, Vice Chair
Barry Desruisseaux, Clerk
Daniel Antonellis, Member
Peter Petrillo, Member

Received by
Uxbridge
Town Clerk



DEC 11 '14 AM 10:36

Uxbridge Town Hall
21 South Main Street, Room 203
Uxbridge, MA 01569
508-278-8600 x2013 p
508-278-0709 f

PLANNING BOARD MEETING MINUTES WEDNESDAY, NOVEMBER 12, 2014

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, November 12, 2014, at 7:00 P.M.** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present: Chair Joseph Leonardo, Vice Chair James Smith, Clerk Barry Desruisseaux, Members Daniel Antonellis and Peter Petrillo, and Assistant Beth Pitman.

Absent: None.

I. CALL TO ORDER

It being approximately 7:02 pm, the meeting being properly posted, duly called and a quorum being present, the meeting was called to order by the Chair, who led the Pledge of Allegiance.

II. PUBLIC HEARING(S):

1. **15 Buxton Street, Special Permit Application** - The Representative of record, Andrews Survey & Engineering, LLC, on behalf of the Applicant of record, East Solar Light, and the Owner of record, David B. Labonte, is seeking a Special Permit for a large scale ground mounted solar electrical generating facility. The property is located on 15 Buxton Street, and is shown on the Town of Uxbridge Assessor's Map 56, Parcel 2289. The title to said land is recorded in the Worcester District Registry of Deeds Book 33272, Page 317.

Steve O'Connell of Andrews Survey & Engineering, Inc., representing the Applicant, stated the intent of the ground mounted solar facility; two arrays divided by paved area; uncertain of property ownership for access, being dealt with by legal counsel; will connect to existing National Grid poles; small amount of tree removal needed; one (1) megawatt project; and, construction anticipated for Spring 2015. Discussion included property rights of access; fencing installed around each array; minor modification dependent upon usage determination; four to five acres holds about one (1) megawatt; no conservation issues; zoned Business; no contact made by abutters; existing six (6) foot high chain link fence installed and maintained by the State; eight (8) foot chain link fence will contain each array; fixed panels; vegetation added to hide array outside of the fence, of appropriate height not to shade panels; potential use of slated fencing while shrubbery grows; planting and maintenance of Leland Cyprus, spaced at fifteen (15) feet; solar farm life expectancy approximately 20-25 years; all recyclable materials used; no foundations installed; and, land will be repurposed and restored at end of the lease.

The Chair asked if abutters or residents wished to speak.

Owner David Labonte, 15 Buxton Street, stated he has taken steps, regarding right of usage/right of way with legal Counsel Gerald Lemire; and, confirmed restoration of land is part of his lease.

MOTION: I, Mr. Desruisseaux, move that the Planning Board close the Public Hearing for 15 Buxton Street Special Permit. Seconded by Mr. Smith, the motion carried, 5-0-0.

MOTION: I, Mr. Petrillo, move that the Planning Board approve the Special Permit for 15 Buxton Street with the following special conditions: 1) approval of a vegetation/planting plan of a row of Leland Cyprus, at fifteen (15) foot maximum spacing, four (4) to six (6) feet in height, staggered, along the West and North West property lines; 2) plantings are maintained for the duration of the lease; and, 3) all materials are removed when lease expires or terminates. Seconded by Mr. Desruisseaux, the motion carried, 5-0-0.

ORIGINAL



**PLANNING BOARD MEETING MINUTES
WEDNESDAY, NOVEMBER 12, 2014 continued**

Mr. Desruisseaux recused himself from the 62 & 84 Commerce Drive Special Permit Public Hearing.

2. **62 & 74 Commerce Drive, Special Permit Application** - The Representative of record, Andrews Survey & Engineering, LLC, on behalf of the Applicant of record, Clean Energy Collective, and the Owner of record, Cnossen Realty Trust, is seeking a Special Permit for a 1.0-Megawatt DC solar electrical generating facility. The property is located on 62 & 74 Commerce Drive, and is shown on the Town of Uxbridge Assessor's Map 40, Parcels 3626 and 3681. The title to said land is recorded in the Worcester District Registry of Deeds Book 13306, Page 115.

Steve O'Connell of Andrews Survey & Engineering, Inc., representing the Applicant, stated the intent of the ground mounted solar facility and commented on surrounding parcels. Discussion included fencing around each separate array; separate arrays needed due to AT&T fiber optic easement; former use was gravel removal; parcel never restored; part of project is ground restoration of the pit with loam and seed; vegetation/planting plans along North and West side; each fenced array will have gated access by foot; vehicle access via Commerce Drive cul de sac; and, elevation of the parcels in regard to abutting property.

The Chair asked if abutters or residents wished to speak; none were present.

MOTION: I, Mr. Petrillo, move that the Planning Board close the Public Hearing for the 62 & 74 Commerce Special Permit. Seconded by Mr. Smith, the motion carried, 4-0-0.

MOTION: I, Mr. Petrillo, move that the Planning Board approve the Special Permit for 62 & 74 Commerce Drive with the following special conditions: 1) approval of a vegetation/planting plan of a row of Leland Cyprus, at fifteen (15) foot maximum spacing, four (4) to six (6) feet in height, staggered, along the North and West property lines; 2) plantings are maintained for the duration of the lease; and, 3) all materials are removed when lease expires or terminates. Seconded by Mr. Antonellis, the motion carried, 4-0-1.

Mr. Desruisseaux rejoined the meeting.

III. BUSINESS

1. **SPECIAL PERMIT DECISION: 230 and 255 Chocolog Road, Cobbler's Knoll**
 - a. Review and Endorse

The Chair stated that the decision is still being drafted, and that it will include a statement that 230 and 255 Chocolog Road were separated. It's expected to be ready for signature at the December 10, 2014 meeting. Mr. O'Connell requested a copy in advance to share with the Applicant for review and comment.

2. **PRELIMINARY SUBDIVISION APPROVAL: 230 and 255 Chocolog Road, Cobbler's Knoll**
 - a. Review and Endorse

After brief discussion, the Board agreed to address this at the December 10, 2014 meeting.

3. **SPECIAL PERMIT DECISION: 1025 & 1045 Quaker Highway**
 - a. Review and Endorse

Discussion included peer review from Graves Engineering, Inc. has not been received yet; changes being addressed by Graves and Andrews; revised plans have not been seen yet by Board; request that Board see revised plans ASAP before making a motion.



**PLANNING BOARD MEETING MINUTES
WEDNESDAY, NOVEMBER 12, 2014 continued**

4. **SPECIAL PERMIT DECISION REVISION: Rogerson Commons/Crossing**
 - a. Modification to Condition #23 of Special Permit decision

This agenda item was not discussed.

5. **COVENANT RELEASE: Rogerson Commons/Crossing**
 - a. Release of Covenant from 1988 subdivision (currently Rogerson Crossing neighborhood)

Steve O'Connell of Andrews Survey & Engineering, Inc. on behalf of the Applicant explained the history of Rogerson Village (Crossing); Applicant has a party interested in buying the land (project); title search showed a Covenant from 1988 for the subdivision that was not built, and never released by Planning Board; and, Covenant covers the land on the other side of the Mumford River. Discussion included new owner providing a new Covenant and necessary bonds; unknown if Rogerson Crossing Covenant exists; cul de sac of subdivision was to be a private way; 2008 Decision Condition #6 states the requirement of a Covenant; Covenant also had an Amendment; first release granted was partial (specific lots); old Covenant cannot be used as it will be a new owner; and, commentary from Benn Sherman (DPW Director) applies to future plans. DPW commentary includes the preference for the new project water connection to cross land owned by Larkin and the railroad, as stated in the Decision condition; Tata & Howard consultation, costing \$2,000, stated no need for that connection; and, the new owner is requesting a letter from the Town stating no need for the connection.

MOTION: I, Mr. Desruisseaux, move that the Planning Board release the Covenant recorded in Worcester Registry of Deeds, Book 11268, Page 252, and the Amendment to the Covenant, Book 11566, Page 315, both for the Definitive Subdivision Plan Rogerson Crossing. Seconded by Mr. Petrillo, the motion carried, 5-0-0.

6. **11/26 MEETING**
 - a. Discussion.

The Board will not be meeting on Wednesday, November 26, 2014 as Town Hall closes at 1pm. The next meeting will be on December 10, 2014.

- IV. **SUBDIVISION RULES AND REGULATIONS:** The Board has begun reviewing the rules and regulations in posted workshop meetings, the first being held on August 13, 2014.

V. MINUTES/MAIL/INVOICES

10/22/14 Workshop Meeting Minutes, 10/22/14 Meeting Minutes

The Board passed over these as the minutes need to be prepared.

IV. ANY OTHER BUSINESS, which may lawfully come before the Board.

1. **ANR: 230 Chocolog Road, revision**
 - a. Review and Endorse

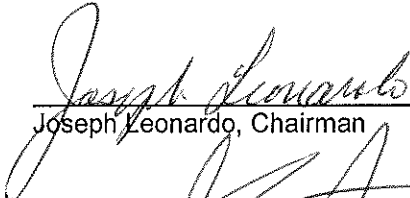
Steve O'Connell of Andrews Survey & Engineering, Inc. requested the Board review, and approve, a slight revision to the 230 Chocolog Road ANR as there are parties interested in purchasing the revised lots, who submitted the request that morning. The Chair reminded Mr. O'Connell of the deadline for materials prior to the meeting; the necessity of the Board to do its due diligence in reviewing a request before making a decision; and requested that it be discussed at the December 10, 2014 meeting.



PLANNING BOARD MEETING MINUTES
WEDNESDAY, NOVEMBER 12, 2014 continued

At 8:30pm, MOTION by Mr. Desruisseaux to adjourn the meeting. Seconded by Mr. Petrillo, the motion carried 5-0-0.

Respectfully submitted,
Beth A Pitman
Planning Board Assistant



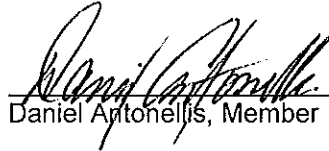
Joseph Leonardo, Chairman



James Smith, Vice-Chair



Barry Desruisseaux, Clerk



Daniel Antonellis, Member

Peter Petrillo, Member



Date